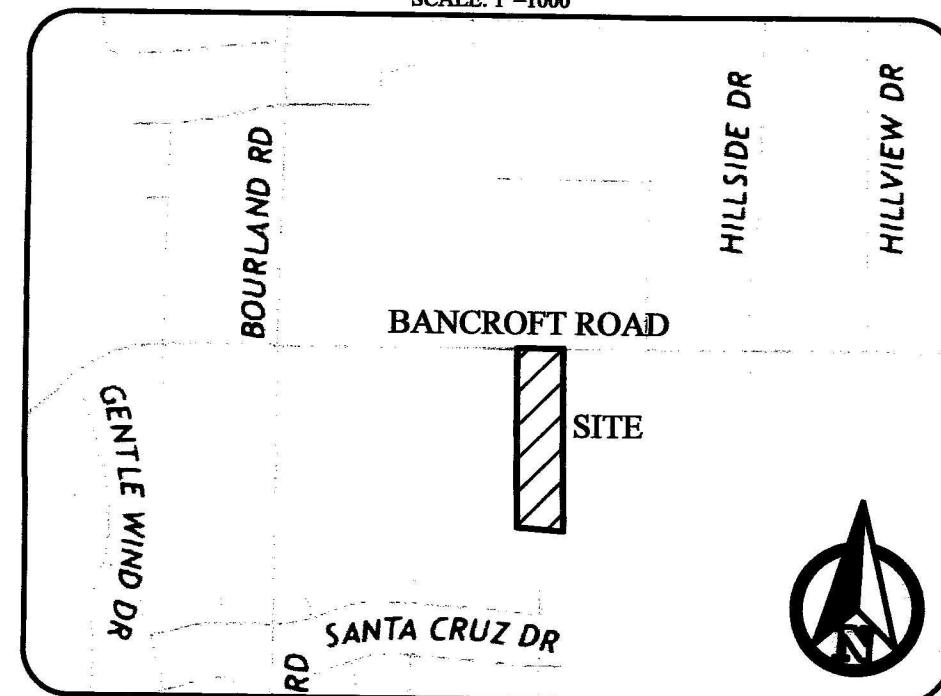


## VICINITY MAP

SCALE: 1"=100'



Drafter: J.H.B.  
 Drafter/Revision: JC 04/07/2017  
 Drafter/Revision:  
 Drafter/Revision:  
 Drafter/Revision:

## SURVEYOR'S NOTES:

This survey was performed without the benefit of a commitment for title insurance and there may be easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

## PLAT NOTES:

- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
- According to the Zoning Map of the City of Keller, subject tract lies in "SF-36" zoning.
- Lot 3, Block A must comply with the 2009 International Fire Code as amended and adopted, before the issuance of a building permit, and the installation of a fire sprinkler system and separate water meter is required, regardless of the size of the home.
- Lot 2 Block A - if the current residence is demolished and re-built or a building addition increases the home to 6,000 square feet or greater, the installation of residential fire sprinklers shall be required.
- Residential fire sprinkler systems require a separate tap and meter for water supply.
- This subdivision is subject to all of the terms and conditions of Tarrant County Commissioner Court Order Number 42703 (Sewage Regulations). Prior to the issuance of a building permit, a license must be obtained by the owner for any private sewage facility (septic tank or aerobic system) to be constructed in the subdivision. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined.
- Lots 2 & 3 shall have vehicular access (ingress/egress) to a public street and access to public utilities across Lot 1.
- A CRS or MNS (see monument table) will be set at lot corners upon approval of this plat.

## SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

Jewel Chadd  
 Registered Professional  
 Land Surveyor No. 5754  
 jewel@jphls.com  
 April 11, 2017



## DRAINAGE EASEMENT

The Drainage Easements shown on the plat are dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property Owners shall keep these natural drainage ways on their property mowed, clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage ways for confirmation of condition of the drainage way with respect to maintenance and erosion control. The City of Keller will not be responsible for the maintenance or erosion control of the open channel area within the drainage easement which is left in the natural state. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that cannot be predetermined. The City of Keller shall not be liable for any damages resulting from the occurrences of this overflow and erosion. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works.

## FLOOD ZONE CLASSIFICATION

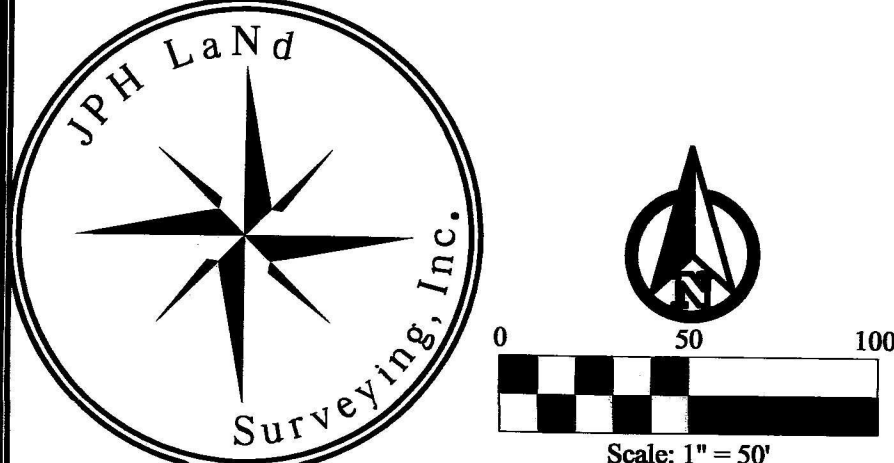
This property lies within NON-SHADED ZONE X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0080K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

## MONUMENTS / DATUMS / BEARING BASIS

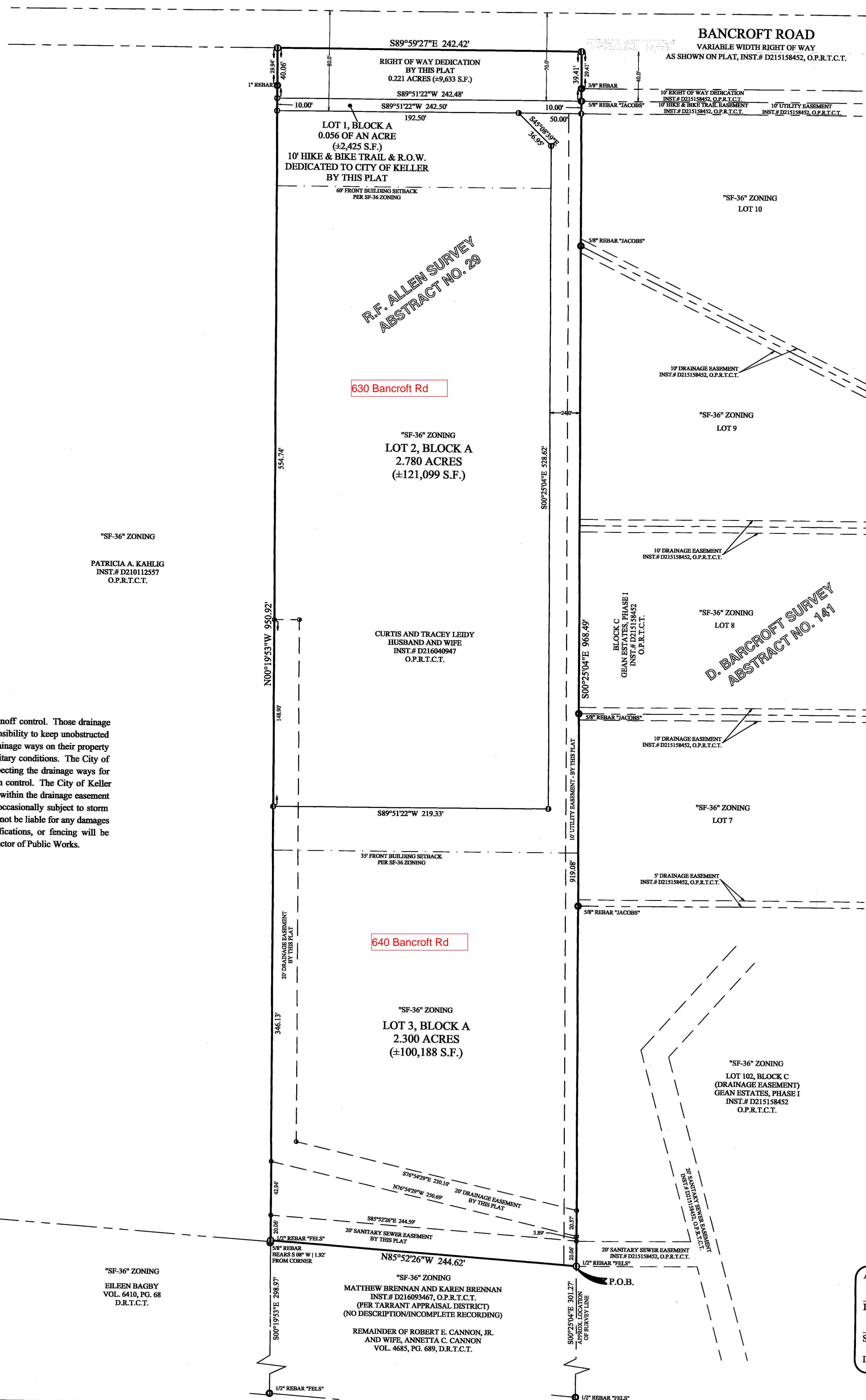
- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
 Monuments are found, unless marked MNS or CRS.  
 TBM ♦ Site benchmark (see vicinity map for general location)  
 Coordinate values, if shown, are US.SyFL/TxCS,'83,NCZ  
 Elevations, if shown, are NAVD'88  
 Bearings are based on grid north (TxCS,'83,NCZ)  
 TYPE I ○ TxDOT Right of Way tapered concrete monument.  
 TYPE II ○ TxDOT Right of Way bronze cap in concrete.  
 TYPE III ○ TxDOT Right of Way iron rod with aluminum cap.

## LEGEND OF ABBREVIATIONS

US.SyFL United States Survey Feet  
 TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone  
 NAVD'88 North American Vertical Datum of 1988  
 P.R.T.C.T. Plat Records of Tarrant County, Texas  
 O.P.R.T.C.T. Official Public Records of Tarrant County, Texas  
 D.R.T.C.T. Deed Records of Tarrant County, Texas  
 VOL/PG/INST# Volume/Page/Instrument Number  
 POB/POC Point of Beginning/Point of Commencing  
 ESMT/BL Easement/Building Line



JPH Job No.  
 2017.200.009 630 Bancroft Rd, Keller, Tarrant Co, TX - PLAT.dwg  
 © 2017 JPH Land Surveying, Inc. - All Rights Reserved  
 807 Bluecomet Drive, Suite C Keller, Texas 76248  
 Telephone (817) 431-4971 [www.jphlandsurveying.com](http://www.jphlandsurveying.com)  
 TBPLS Firm #10019500 #10194073 #10193867  
 DFW | Austin | Abilene



STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS Curtis and Tracey Leidy are the owners of that certain tract situated in the R.F. Allen Survey, Abstract Number 29, in the City of Keller, Tarrant County, Texas, said tract being the same tract described in the deed to Curtis and Tracey Leidy, Husband and Wife, recorded under Instrument Number D216040947, Official Public Records of Tarrant County, Texas; the subject tract being more particularly described as follows:

**Beginning** at a 1/2 inch rebar with cap stamped "FELS" found at the southeast corner of the tract described in the deed to Curtis and Tracey Leidy, Husband and Wife, recorded under Instrument Number D216040947 of the Official Public Records of Tarrant County, Texas, from which a 1/2 inch rebar with cap stamped "FELS" found at the southeast corner of the tract described in the deed to Robert E. Cannon, Jr. and wife, Annetta C. Cannon, recorded in Volume 4685, Page 689 of the Deed Records of Tarrant County, Texas bears SOUTH 00 degrees 25 minutes 04 seconds EAST, a distance of 301.27 feet;

**THENCE** with the perimeter and to the corners of said Leidy tract, the following calls;

- NORTH 85 degrees 52 minutes 26 seconds WEST, a distance of 244.62 feet to a found 1/2 inch rebar with cap stamped "FELS", from which a found 5/8 inch rebar bears SOUTH 08 degrees WEST, a distance of 1.92 feet, also from which a 1/2 inch rebar with cap stamped "FELS" found at the southwest corner of the said Cannon tract bears SOUTH 00 degrees 19 minutes 53 seconds EAST, a distance of 298.97 feet;
- NORTH 00 degrees 19 minutes 53 seconds WEST, a distance of 950.92 feet, from which a 1 inch rebar found for reference bears SOUTH 00 degrees 19 minutes 53 seconds EAST a distance of 29.94 feet;
- SOUTH 89 degrees 59 minutes 27 seconds EAST, a distance of 242.42 feet, from which a 3/8 inch rebar found for reference at the northwest corner of Gean Estates, Phase I, recorded under Instrument Number D215158452 of the Official Public Records of Tarrant County, Texas, bears SOUTH 00 degrees 25 minutes 04 seconds EAST, a distance of 29.41 feet;
- SOUTH 00 degrees 25 minutes 04 seconds EAST, a distance of 968.49 feet returning to the POINT OF BEGINNING and enclosing 5.36 acres (±233,346 square feet).

## NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Curtis and Tracey Leidy, Husband and Wife, Owners, do hereby adopt this plat designating the hereinabove described property as **LEIDY ADDITION**, an addition in the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hands at Tarrant County, Texas, this 11th day of April, 2017.

CURTIS LEIDY DATE

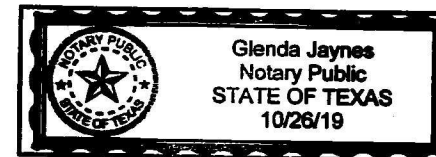
TRACEY LEIDY DATE

STATE OF TEXAS §  
 COUNTY OF Tarrant §

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Curtis Leidy, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this 11th day of April, 2017.

Notary Public in and for the State of Texas

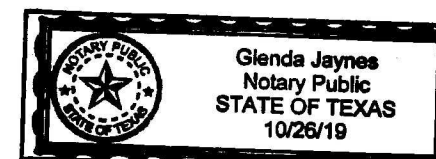


STATE OF TEXAS §  
 COUNTY OF Tarrant §

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Tracey Leidy, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this 11th day of April, 2017.

Notary Public in and for the State of Texas



## PLAN SUMMARY TABLE

- TOTAL NUMBER OF LOTS: 3
- NUMBER OF LOTS (SF-36 ZONING): 2 Residential; 1 Hike & Bike Trail
- TOTAL ACREAGE PER PHASE: 5.36
- NUMBER OF LOTS PER PHASE: 3
- MINIMUM RESIDENTIAL LOT SIZE: 2.30 ACRES
- MINIMUM DWELLING UNIT SIZE: 2,400 S.F.
- DENSITY PER ACRE: 0.39 RESIDENTIAL LOTS/ACRE

Approved by the City of Keller Community Development Department

Director: [Signature] 4-10-17 Date  
 Secretary: [Signature] 4-10-17 Date  
 Document # D217080308 Date 4/12/17

FINAL PLAT  
LEIDY ADDITION  
LOTS 1, 2, & 3, BLOCK A

5.36 ACRES  
 R.F. ALLEN SURVEY  
 ABSTRACT NO. 29  
 CITY OF KELLER, TARRANT COUNTY, TEXAS  
 ZONED SF-36  
 PREPARED ON MARCH 9, 2016

APPLICANT/DEVELOPER:

Curtis and Tracey Leidy  
 630 Bancroft Road  
 Keller, Texas 76248

PREPARED BY:

JPH Land Surveying, Inc.  
 807 Bluecomet Drive, Suite C  
 Keller, Texas 76248  
 (817) 431-4971

Leidy Addition  
 Lots 1, 2, & 3, Block A  
 Final Plat

Approved: 04/10/2017